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**UNITED STATES BANKRUPTCY COURT
 FOR THE DISTRICT OF NEVADA**

In re:

SPECIALTY TRUST, INC., et al.

- ☒ Affects this Debtor
- ☐ Affects all Debtors
- ☐ Affects Specialty Acquisition Corp.
- ☐ Affects SAC II
- ☐ Affects SAC D-1, LLC

Chapter 11

**Jointly Administered under
 Case No. 10-51432-GWZ**

Case Nos.
 10-51432
 10-51437
 10-51440
 10-51441

DECLARATION OF CHARLES E. JACK IV, MAI IN SUPPORT OF DEBTOR'S MOTION FOR ORDER (I) AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY LOCATED AT N. DURANGO DRIVE AND DEER SPRINGS WAY IN LAS VEGAS, NEVADA, FREE AND CLEAR OF LIENS, AND (II) WAIVING THE 14-DAY STAY UNDER F.R.B.P. 6004(h)

**Date: July 19, 2010
 Time: 11:00 a.m.**

I, Charles E. Jack IV, declare:

PACHULSKI STANG ZIEHL & JONES LLP
 ATTORNEYS AT LAW
 LOS ANGELES, CALIFORNIA

1 1. I am a Member of the Appraisal Institute and the founder and President of Charles E.
2 Jack Appraisal & Consulting, Inc. I have approximately 20 years of experience as an appraiser and
3 real estate consultant in Southern Nevada. Except as otherwise indicated, the statements made
4 herein are based on my personal knowledge and experience valuing and consulting with respect to
5 real estate in the Las Vegas Valley and surrounding areas.

6 2. I make this declaration in support of the *Debtor's Motion for Order (i) Authorizing*
7 *the Sale of Certain Real Property Located at N. Durango Drive and Deer Springs Way in Las Vegas,*
8 *Nevada, Free and Clear of Liens, and (ii) Waiving the 14-Day Stay Under F.R.B.P. 6004(h)* (the
9 "Motion"). Each capitalized term not otherwise defined herein shall have the meaning ascribed in
10 the Motion.

11 3. I prepared an appraisal of the Property in October 2009, wherein I stated that the fair
12 market value of the Property was approximately \$3.63 million. The comparable sales that I utilized
13 in the fall of 2009 for my prior valuation were derived from sales that ranged from September of
14 2008 to September of 2009. Most of these acquisitions were special circumstance acquisitions, as
15 the volume of relevant comparable sale transactions that closed in 2009 were at all time lows in my
16 memory as an appraiser in the Las Vegas Valley. This statement includes arm's length transactions
17 and does not account for non-arm's length transactions such as Deed-in-Lieu-of-Foreclosure
18 transactions or Trustee's Sales.

19 4. In recent months in 2010, I have seen transactions from pressured banks and/or credit
20 unions (those with capital issues and/or TARP recipient status) or other challenged sellers being
21 closed at levels significantly below the level of the sales I witnessed at the end of 2008 and during
22 2009.

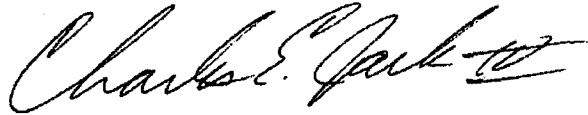
23 5. Buyers that were end users of acquired properties, such as Walgreens, CVS, and
24 Chase Bank, were one of the few buyer types that one saw operating in the market in 2009 given the
25 very low volume of closed sales transactions during 2009. These buyer types were also prevalent in
26 the previous time frame when better market conditions prevailed and remained in the market when
27 many other buyers exited.

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7. In my experience, a 30-day close is a relatively quick time-frame and generally would impact the price any property would command in this presently challenging market. In my prior appraisal, I opined at a market exposure time of 12 months or 360+/- days as being the requisite time of hypothetical market exposure that would have been required prior to achieving the valuation in the appraisal.

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1 I declare under penalty of perjury that the foregoing is true and correct and that this
2 declaration was executed this 1st day of July, 2010 at Las Vegas, Nevada.
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Charles E. Jack IV, MAI



Digitally signed by Charles E Jack IV
DN: cn=Charles E Jack IV, o=CEJAC,
ou=Appraisal & Consulting, Inc.,
email=cejack@appraiser.net, c=US
Date: 2010.07.01 16:22:12 -07'00'

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